$420,000 - 103, 250 Sage Valley Road Nw, Calgary

MLS® #A2220852

$420,000

3 Bedroom, 3.00 Bathroom, 935 sqft
Residential on 0.00 Acres

Sage Hill, Calgary, Alberta

It's difficult to find a 3-bedroom, 2.5-bath townhouse in NW Calgary with this much value—especially with condo fees under $225/month and low property taxes. At just over 1300 square feet totally developed and located in the vibrant community of Sage Hill, this well-maintained home offers affordable living without compromising on comfort or convenience.

Built in 2012, the property features modern construction with a high-efficiency furnace, tankless water heater, and an updated dishwasher. The complex is professionally managed with beautifully maintained grounds—ideal for homeowners seeking low-maintenance living. This unit includes one assigned surface parking stall, guest parking within the complex, and additional street parking conveniently located near the unit.

Inside, the main floor welcomes you with a bright, open layout featuring a spacious living area and a kitchen large enough for a full-size dining table. Just off the main level is a convenient half bath.

The upper level offers two good-sized bedrooms, including a primary suite with a walk-in closet and direct access to a full bathroom. Laundry is located on the upper floor for easy access. The fully finished basement adds extra flexibility, currently set up as a large third bedroom with a full bathroom,

closet, and storage space—perfect for guests, a home office, or a teen retreat.

Outdoor lovers will appreciate Liam Park Field just steps away—a massive green space with sports fields. You're also less than a 7-minute walk to Sage Hill Quarter, offering groceries, dining, coffee, a fitness centre, a pharmacy, and more. Transit is easily accessible, with a bus stop only a block away.

Sage Hill blends suburban comfort with urban access. With scenic walking trails, nearby parks, schools near, and quick connections to Stoney Trail and Shaganappi Trail, it's a fantastic place for families, professionals, or anyone looking for modern living in a peaceful setting.

Built in 2012

Essential Information

MLS® #	A2220852
Price	$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	935
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	103, 250 Sage Valley Road Nw
Subdivision	Sage Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R6

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Closet Organizers, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	2
Zoning	M-1
HOA Fees	79
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty